

TO LET / FOR SALE



RECENTLY REFURBISHED HIGH QUALITY OFFICE IN PRIME LOCATION

7,142 SQ FT (664 SQ M)



13-17 ELIZABETH HOUSE LONDON ROAD NEWBURY RG14 1JL

St. Lukes House, Oxford Square, Oxford Street, Newbury, RG14 1JQ
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Notice is given that these particulars do not constitute any part of an offer or a contract, and no representation or warranty whatever in relation to the property is intended to be given or implied by the lessor/vendor or its agents, Deal Varney (Newbury) Ltd. A prospective lessee/purchaser must be satisfied by inspection or otherwise as to the correctness of all statements contained in these particulars.

Deal Varney (Newbury) Ltd Reg No. 5908510.

LOCATION

Elizabeth House is located in the prime office area of the town centre close to the A4/A339 intersection and some 3 miles south of junction 13 of the M4. The main railway station is about 10 minutes walk and the new retail centre is very close. Key occupiers including St James Place, Charles Stanley, Thomas Eggar and Griffins are close by.

DESCRIPTION

Elizabeth House offers modern open plan space on four floors with a listed period detached cottage on two floors. The cottage offers ideal staff space, storage, directors accommodation or offices. We believe the cottage is listed Grade 2. There are 21 car spaces to the rear, access is via Park Street. The space has been extensively refurbished and has the following features;

- Air-conditioning throughout
- LG7 lighting (LED to be fitted)
- High quality WCs and wash basins
- Carpeted office space
- Floor boxes with power throughout.

ACCOMMODATION

Ground Floor:	1,405 sq ft
Second Floor:	1,722 sq ft
Third Floor:	1,720 sq ft
Top Floor:	<u>1,720 sq ft</u>
	6,567 sq ft
Cottage:	<u>575 sq ft</u>
Total:	7,142 sq ft



CAR PARKING

21 spaces marked, an additional space in use for external condensers and can also be used as a bike compound.

TERMS

The property is to let on terms to be agreed. 5 years or upwards is preferred. The tenant will be required to keep the property in good repair.



RENT

£124,000 p.a., plus VAT.

PRICE

The freehold is available, an indication of an asking price is £1.7 million.

RATES

Elizabeth House & Cottage

Rateable Value: £73,500

Rates Payable: £37,004 p.a. (2019/20)

We recommend all interested parties make their own enquiries with West Berkshire District Council on 01635 42400 to ensure that this information is correct.

SERVICE CHARGE

For single occupation there is no service charge.

EPC

The Energy Performance Certificate rating is C-61. A full copy of the EPC is available on request.

VIEWING

Strictly by prior appointment with sole agent:

DEAL VARNEY
(01635) 550211

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associates or through the website www.commercialleasecodeew.co.uk

RD/msw/details.ElizabethHs
Subject to Contract
Details prepared June 2019